Case 2:07-cv-11660-VAR-DAS ECF No. 1, PageID.1 Filed 04/13/07 Page 1 of 20 (

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UNITED STATES DISTRICT COURT CLERK
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EASTERN DISTRICT OF MICHIGAN

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TEKERA M. BOYD,

Plaintiff,

 $\mathbf{v}$ 

FLINT HOUSING COMMISSION

LATWEETA WYNN, in her official capacity as Director of the Section 8 Program of the Flint Housing Commission,

LAWRENCE D. WILLIAMS in his official capacity as Executive Director of the Flint Housing Commission,

CASE NO. 07-07-11660

VICTORIA A. ROBERTS

COMPLAINT FOR DECLARA-TORY AND INJUNCTIVE RELIEF

Defendants.

LEGAL SERVICES OF EASTERN MICHIGAN Christopher Pasini (P40108) Jill Nylander (P45371) Attorneys for Plaintiff 436 S. Saginaw Street Flint, MI 48502 (810) 234-2621

# COMPLAINT FOR DECLARATORY AND INJUNCTIVE RELIEF PRELIMINARY STATEMENT

1. This action is based on Plaintiff's entitlement to continued participation in the Section 8 Housing Choice Voucher Program (Voucher Program) administered by the Flint Housing Commission (FHC), the public housing authority (PHA) for the City of Flint, Michigan. The FHC wrongly terminated Plaintiff from the program

- by not granting Plaintiff's requests for a pre-termination grievance hearing to challenge her wrongful termination, by not providing her with adequate notice of her grievance hearing rights, and by improperly determining that she had not reported income to the FHC.
- 2. The Voucher Program is governed by 42 U.S.C. §1437f, the Code of Federal Regulations and the due process clause of the 14<sup>th</sup> amendment of the United States Constitution. The purpose of the Voucher Program is to provide lower income families with safe, decent affordable and sanitary housing.
- 3. Plaintiff seeks a declaration that her termination from the Voucher Program by Defendants violates the due process requirements of 24 C.F.R. § 982.555 and the due process clause of the fourteenth amendment of the United States Constitution.
- 4. Consistent with the foregoing, Plaintiff also seeks to enjoin Defendants to reinstate her as a participant in the Voucher Program and to issue her a voucher with which she can immediately obtain federally assisted rental housing under the Voucher Program.

#### **JURISDICTION**

- 5. This Court has jurisdiction to try this case under 28 U.S.C. ξ 1331 because it concerns a "federal question" litigation comprising a civil action arising under the laws of the United States.
- 6. Jurisdiction is also conferred by 28 U.S.C. ξ 1343(a)(3) and (a)(4).
- Plaintiff's claims for declaratory and injunctive relief are authorized by 28 U.S.C.
   ξ 2201 and 2202 with respect to the Defendants.

#### **PARTIES**

- 8. Plaintiff Tekera Boyd is a natural person residing in Flint, Michigan.
- The Flint Housing Commission is a sub-division of the City of Flint, State of Michigan and is a person within the scope 42 U.S.C. 1983.
- 10. Defendant Latweeta Wynn is the FHC official responsible for administering the Voucher Program operated by the FHC and has personally made all administrative decisions material hereto. She is sued in her official capacity.
- 11. Defendant Lawrence Williams is the Interim Executive Director of the FHC and is the person responsible for overseeing the FHC's administrative decisions. He is sued in his official capacity.

#### STATUTORY AND REGULATORY BACKGROUND

12. As set forth in 42 U.S.C. 1437f(a), the Voucher Program was established by Congress under the following policy:

For the purpose of aiding lower income families in obtaining a decent place to live and of promoting economically mixed housing, assistance payments may be made with respect to existing housing in accordance with the provisions of this section.

13. The Voucher Program operates as follows: The United States Department of Housing and Urban Development (HUD) authorizes public housing authorities (PHAs), including the FHC, to issue a fixed number of vouchers to assist low income households in obtaining affordable housing. HUD also provides funds to the PHA to run the program. After being admitted to the Voucher Program, the participant (as Plaintiff was before her wrongful termination) then looks for a

rental unit which meets the HUD Housing Quality Standards (HQS) and whose owner is willing and eligible to participate. Once the PHA approves the tenancy, a lease and addendum are signed by the participant tenant and the owner/landlord, and the PHA and the owner enter into a Housing Assistance Payments (HAP) contract. Under this arrangement, the tenant family pays at least 30% of its adjusted income towards the "contract" rent (e.g., market rent), and the PHA pays the remainder of the contract rent to the owner, in the form of a HAP subsidy. The PHA takes information from the participant in order to calculate the participant's share of the rent in a process called "rent certification". Once the tenant reaches this point, the tenant remains a participant in the Voucher Program unless she withdraws or the PHA terminates her from the program pursuant to federal rules. See, generally, 42 U.S.C. 1437f; 24 C.F.R. § 982.

- 14. 24 C.F.R. ξ 982.551(b) states that a participating family:
  - (2) ... must supply any information requested by the PHA or HUD for use in a regularly scheduled reexamination or interim reexamination of family income and composition in accordance with HUD requirements.
- 15. Under 24 C.F.R. § 982.552(c)(i), the PHA may terminate assistance for a Voucher Program participant because of the participant family's action or failure to act where "the family violates any family obligations under the program (see ξ 982.551)".
- 16. 24 C.F.R. ξ 982.555 provides that Voucher Program participants are entitled to specific procedural rights related to a PHA's decision to terminate a participant's Section 8 voucher.

- 17. 24 C.F.R. ξ 982.555(a)(1)(v) states that a PHA must give a participant family an opportunity for an informal hearing to consider whether the PHA's decision to terminate is in accordance with the law, HUD regulations and PHA policies regarding a "determination to terminate assistance for a participants family because of the family's action or failure to act" (see ξ 982.552)."
- 18. 24 C.F.R.§ 982.555(a)(2) states that in cases "described in paragraphs (a)(1)(iv),(v) and (vi) of this section, the PHA must give an opportunity for an informal hearing before the PHA terminates housing assistance payments for the family."
- 19. Under 24 C.F.R. ξ 982.555(c)(2), the PHA must give the family prompt written notice that the family may request a hearing. The notice must;
  - (i) Contain a brief statement of reasons for the decision,
  - (ii) State that if the family does not agree with the decision, the family may request an informal hearing on the decision, and,
  - (iii) State the deadline for the family to request an informal hearing.
- 20. 24 C.F.R. ξ 982.555(d) requires the PHA to proceed with a required hearing in a "reasonably expeditious manner upon the request of the family."

#### **EACTS**

21. Plaintiff and her family were Voucher Program participants when on or about October 27, 2005, the FHC mailed a notice of that same date addressed to Plaintiff who received it on or about October 29, 2005. That notice states that effective December 1, 2005 Plaintiff was "no longer eligible to participate in the Voucher Program due to ...unreported income in 2003 and 2004." A copy of the notice is attached and labeled Plaintiff's Exhibit #1.

- 22. The notice did not comply with the 24 C.F.R. ξ 982.555(c)(2)(iii) requirement that it state a deadline by which the Plaintiff's family had to request an informal hearing to challenge the decision to terminate her participation in the program. It also did not state what income she allegedly did not report. Also, there was no enclosed copy of the FHC Grievance Hearing Procedure alluded to in the notice. See attached Plaintiff's Exhibit #1 which is a copy of the notice.
- 23. On or about November 2, 2005, Plaintiff dropped off a letter at the FHC office addressed to Defendant Latweeta Wynn in which she protested the termination of her participation from the Voucher Program, asserted that she had reported all family income and requested Ms. Wynn to contact her if further information was needed. A full copy of the letter is attached hereto and is labeled Plaintiff's Exhibit #2.
- 24. The FHC's grounds for termination that Plaintiff did not report her income for 2003 and 2004 are false.
- 25. Plaintiff had faxed the FHC her employment earnings record for 2003 on July 8, 2003. A copy of the earnings record is attached hereto and is labeled Plaintiff's Exhibit #3.
- 26. A copy of the fax Transmission Verification Report dated July 8, 2003 is attached hereto and is labeled Plaintiff's Exhibit #4.
- 27. Plaintiff reported her employment earnings for 2004 to the FHC by fax on August 3, 2004. A copy of the earnings record is attached hereto and is labeled Plaintiff Exhibit #5. A copy of the fax transmission report is attached hereto and is labeled Plaintiff's Exhibit #6.

- 28. Plaintiff also reported to the FHC all other family income including her son's former receipt of Retirement Survivor's Disability Insurance.
- 29. Defendants did not respond to Plaintiff's November 2, 2005 letter until the first week of December, 2005 when Defendant Wynn left her a telephone message to call her back.
- 30. Throughout December, 2005, Plaintiff left several telephone messages with the FHC in which she stated that she wanted to meet with an FHC official, including Defendant Latweeta Wynn, to show why she should not be terminated from the Voucher Program.
- 31. Defendant Latweeta Wynn did not further respond to Plaintiff's telephone messages until on or about December 27, 2005 at which time she told Plaintiff that she would be contacted later.
- 32. On or about January 11, 2006 Defendant Latweeta Wynn sent Plaintiff a letter accusing her of fraud but not granting Plaintiff a hearing. Plaintiff received the letter without any other enclosure. A copy of the letter is attached hereto and labeled Plaintiff's Exhibit #7.
- 33. Objecting to the allegation of fraud, on or about January 24, 2006, Plaintiff dropped off at the FHC office an explicit request for a hearing directed to Defendant Latweeta Wynn. A copy of this two page hearing request is attached hereto and labeled Plaintiff's Exhibit # 8.
- 34. Defendants still did not grant Plaintiff a hearing despite her explicit request for one.

35. Defendants never gave Plaintiff proper notice or the hearing to which she was entitled. This deprived Plaintiff of her Voucher Program participation property right and of her due process rights afforded under 42 U.S.C. 1437f, 24 C.F.R. § 982.551-.555 and the due process clause of the 14<sup>th</sup> amendment of the United States Constitution.

#### **CAUSE OF ACTION**

Violation of the right to due process of law as guaranteed by the Fourteenth amendment of the United States Constitution and 42 U.S.C. § 1983

- 36. Defendants' termination of Plaintiff's participation in the Voucher Program without proper notice and without an opportunity for a pre-termination hearing violates the her due process rights under the 14<sup>th</sup> amendment of the United States Constitution, 42 U.S.C. 1437f, and 24 C.F.R. § 982.555.
- 37. As a result of Defendants' violation of Plaintiff's constitutionally secured rights, Plaintiff has suffered injury, for which Defendants, who were acting under color of state law, are liable, under 42 U.S.C. 1983.

#### REQUEST FOR RELIEF

Plaintiff Takera Boyd requests that this Court:

- A. Find and declare that Defendants' termination of Plaintiff's participation in the Section 8 Housing Choice Voucher Program without giving her proper notice or a pre-termination hearing violated Plaintiff's rights under 42 U.S.C. 1437f, 24 C.F.R. § 982.555, and the 14<sup>th</sup> amendment of the United States Constitution.
- B. Issue a preliminary injunction and permanent injunction enjoining Defendants to immediately issue Plaintiff a Section 8 Housing Choice Voucher and to reinstate

Plaintiff to the Section 8 Housing Choice Voucher Program which Defendants administer.

- C. Grant Plaintiff the costs and fees incurred as a result of this action.
- D. Grant Plaintiff such other and further relief that is fair, just, proper, legal and equitable.

Respectfully submitted,

Dated: <u>04/09/0</u>7

LEGAL SERVICES OF EASTERN MICHIGAN

Christopher Pasini (P-40108)

and

Jill Nylander (P45371 Attorneys at Law 436 S. Saginaw Street Flint, MI 48502 (810) 234-2621



## FLINT HOUSING COMMISSION

3820 Richfield Rd • Flint, Michigan 48506 Phone: (810) 736-3050

Mrs. Haif Edward

MI 9-1 Richert Mauor (Elderly) 902 E. Court St. 48503.

MI 9-2 Howard Estates (Family) 801 Floral Park 48503 (810) 234-4614

MI 9-3 Atherton Bost (Family) 3123 Chambers 48507 (810) 743-4810

MI 9-4 Garland Apartments (Elderly) 329 & 906 Garland St. 48503

MI 9-5 River Park Apartments (Family) 7002 Pemberton Dr. 48505 (810) 789-3464

MI 9-6 Centerview Apartments (Elderly) 2001 N. Center Rd. 48506

MI 9-7 Forest Park (Elderly) 4060 M.L. King Ave. 48505

MI 9-8 & MI 9-10 Scattered Sites (Family)

MI 9-11 Mince Manor (Elderly) 3800 Richfield Rd. 48506 (810) 736-3377

MJ 9-14 Aldridge Place (Family) 5838 Edgar Holt Drive 48505 (810) 785-8102

MI 9-15 Kenneth M. Siramons Square (Elderly) 2101 Stedron 48504 (810) 787-5910

Section & Program (810) 736-3050

	2 WINONA STREET
<u>FT.</u>	NT. MI 48504
Dea	TEKERA BOYD :
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If you disagree with this decision, you may submit, IN WRITING to this office, a reque

for an informal hearing. If applicable, a copy of the Grievance Hearing Procedures is

SECTION 8 DEPARTMENT STAFF

CC: FAIRHAVEN SDA CHURCH

attached.

Sincerely,

TDD: (810) 736-5212



PLAINTIFF'S

FAX: (810) 736-0158

EXHIBIT I

# Dear, Mrs. Wynn

My name is Tekera Boyd, I'm writing to you in regards of a notice I received 10-29-05 stating I will no longer be eligible for Section 8. et Stated on notice I didn't report income for 2003 + 2004. Mrs wynn "I totally disagree with that information, everything that was asked of me to reporte, I reported by pax, I spoke with Courtney Blackwell Nov 1,05 to try to get some understanding and to tell her exerything was reported right down to the change of my sons RSDI he recures every month. All I have (if you would accept) is my copies of what was paxed to Sec. 8.

el can be reached at (810) 785-8106 n(810) 814-0771 for further information you may need

PLAINTIFF'S EXHIBIT 2 - Ms. Boyd

SWELFOARE CHECK RISLOUA INORIKA

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S S #: 162-78-0162

SMPLOYER: Q-TEMPS

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CY/ST/ZIF: PLINT

MI 48532

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EMPLOYEE CHECK HISTORY INQUIRY

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EMPLOYER; Q-TEMPS

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CY/9Y/ZIP: PLINT MI 48502

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FOR PERIOD: 01/01/2004 TO 12/31/2004

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### FLINT HOUSING COMMISSION

3820 Richfield Road, Flint, Michigan 48506 Phone: (810) 736-3050 Fax: (810) 736-0158

JANUARY 11, 2006

TEKERA BOYD 3702 WINDHA ST FINT, MI 48504

Dear MS Bayo

This letter is to inform you of the outstanding balance owed to the Flint Housing Commission. There was a total amount of income received by your household that was not reported to Section 8. Because you received income and did not report it, your Section 8/Housing Choice Voucher was terminated.

The unreported income was calculated and included into the income that was actually reported to Section 8 and the difference between what was paid and what should have been paid is to be paid back to Section 8 for the overpayment. Our records indicate that you owe to the Flint Housing Commission \$\frac{\\$\pi}{7472.00}\$.

You are being advised to clear your account with the Flint Housing Commission. You must contact this office no later than 1/24/06 to set up payment arrangements. If you do not contact this office by 1/24/06 the amount owed will be sent to the collections agency. This information will also be placed on your credit report and sent to HUD and reported as fraud.

Enclosed, please find a copy of a Payment Agreement form. Please complete out the Payment Agreement form and return to this office as soon as possible.

Should you have any questions or concerns, please feel free to contact us at (810) 736-3050.

Sincerely

atweeta Wynn, MSW

Director

Housing Choice Voucher Program

To: Ms. Wynn

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195 Contract Product Liability 196 Franchise	☐ 360 Other Personal	Product Liability	☐ 730 Labor/Mgmt Reporting	☐ 863 DIWC/DIWW (405(g)) ☐ 864 SSID Title XVI	12 USC 3410 □ 890 Other Statutory Action
REAL PROPERTY	lajury CIVII, RIGHTS	DD (COLUMN DESCRIPTION OF THE OWNER OWNER OF THE OWNER OW	& Disclosure Act	☐ 865 RSI (405(g))	☐ 891 Agricultural Acts
210 Land Condemnation	O 441 Voting	PRISONER PETITIONS  3 510 Motions to Vacate	<del>-</del>	FEDERAL TAX SUTTS	B92 Economic Stabilization
220 Foreclosure	🗇 442 Employment	Sentence	790 Const Lagor Lingarion 791 Empl. Ret. Inc.	☐ 870 Taxes (U.S. Plaintiff or Defendant)	☐ 893 Environmental Matter ☐ 894 Energy Allocation Ac
230 Rent Lease & Ejectment 240 Torts to Land	443 Housing/ Accommodations	Habeas Corpus; D 530 General	Security Act	☐ 871 IRS—Third Party 26 USC 7609	O 895 Freedom of Informatic
245 Tort Product Liability 290 All Other Real Property	<ul><li>☐ 444 Welfare</li><li>☐ 445 Amer, w/Disabilities -</li></ul>	535 Death Penalty		20 OSC. 7609	Act  ☐ 900 Appeal of Fee
270 Tax Collect (Coar 1 Topiaty	Employment	☐ 540 Mandamus & Other ☐ 550 Civil Rights			Determination Under Access to Instice
	<ul> <li>446 Amer. w/Disabilities - Other</li> </ul>	S55 Prison Condition			© 950 Constitutionality of
	440 Other Civil Rights				State Statutes
ORIGIN (Select	One Box Only)		<u> </u>	····	
1 7	emoved from	Remanded from	4 Paintenant D 5 Transf	erred from D 6 Multidione	Appeal to Distri
	ate Court	Appellate Court	Reopened anothe	V) Litioation	ict 7 Magistrate Judament
		atute under which you are f	filing (Do not cite jurisdictions	l statutes unless diversity);	7 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4 4
I. CAUSE OF ACTION	Brief description of c	Ausc:		·	
II. REQUESTED IN			tion 8 Housing Choice Voucher		
COMPLAINT:	☐ CHECK IF THIS UNDER F.R.C.P	IS A CLASS ACTION 23	DEMAND S Injunctive relief		f demanded in complaint:
II. RELATED CASI	E(S) (See instructions):	JUDGE CAN	atolia Dani	JURY DEMAND:	O Yes 19 No
TE			olopher Vasimi	DOCKET NUMBER	
		SIGNATURE OF ATTO	RNEY OF RECORD		
ril <b>ß</b> , 2007					

If yes, give the following information:  Court:  Case No.:  Judge:  Other than stated above, are there any pending or previously discontinued or dismissed companion cases in this or any other court, including state court? (Companion cases are matters in which it appears substantially similar evidence will be offered or the same or related parties are present and the cases arise out of the same transaction or occurrence.)  If yes, give the following information:  Court:  Case No.:  Judge:  Notes:	1.	Is this a case that has been previously dismissed?	Yes
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Notes :			
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